

**PLANNING & ZONING COMMISSION**  
**MINUTES OF MEETING**  
**October 15, 2014**

**COMMISSION MEMBERS PRESENT:** Gene Robert Larson, Chairman, Judy Motes-Driver, Commissioner, Jim Bryce, Commissioner, Mark Claridge, Commissioner, Charles Curtis, Commissioner

**MEMBERS ABSENT:** Kay Matlock, Commissioner, Dean Krieg, Commissioner, Joe Carpenter, Commissioner

**STAFF PRESENT:** Joe Goodman – Planning & Zoning Director, Karen Ulibarri – Planning & Zoning Secretary, Brooks Bryce, Deputy Assessor

**VISITORS:** Raymond Lonser, Rick Britt, Jerry Newsome, Wil Hinton

**CALL TO ORDER:** Chairman Larson called the meeting to order at 9:00 a.m. noting there was a quorum present.

**APPROVAL OF PREVIOUS MEETING MINUTES:** Commissioner Bryce moved for approval of the minutes of the Planning & Zoning Commission meeting held on September 17, 2014. Commissioner Claridge seconded the motion. The Commission vote was unanimous.

**ITEMS FOR PUBLIC HEARING:**

**AGENDA ITEM #3:** Public hearing for a Zone Map Change Request REZ #769-14(APN 105-45-009D). The request is made to change the present "A" (General Land Use) Zone to "R-R" (Residential-Rural Land Use) Zone for the purpose of a land exchange with the neighbor. The applicant is Matthew Marshall and the property is .95 acre. The situs address is 2818 N. Shiflet Ave., Central.

Director Goodman told the commission that the reason for this request is to clean up the property lines with the fence line. There was no opposition to this rezoning.

Commissioner Claridge moved to send a *favorable recommendation* to the Board of Supervisors. Commissioner Bryce seconded the motion and the vote was unanimous in favor of the motion.

***MOTION ADOPTED***

**AGENDA ITEM #4:** Public hearing for a Zone Map Change Request REZ #771-14 (APN 104-35-027). The request is made to change the present "A" (General Land Use) Zone to "R-U/19M" (Residential-Urban Land Use) Zone for the purpose of bringing the property into compliance with the County Zoning Ordinance. The applicant is Halvan L. Jones and

the property is .45 acre. The situs address is the northeast corner of 1<sup>st</sup> Ave., & Prickly Pear, Thatcher.

Director Goodman told the commission that this request is to bring the property into compliance since the lot is too small for the "A" zoning. There was no opposition to this rezoning.

Commissioner Bryce moved to send a *favorable recommendation* to the Boards of Supervisors. Commissioner Curtis seconded the motion and the vote was unanimous in favor of the motion.

#### ***MOTION ADOPTED***

**AGENDA ITEM #5:** Public hearing for a Zone Map Change REquest REZ #773-14 (APN 103-28-035A). The request is made to change the present "A" (General Land Use) Zone to "C-M" (Commercial manufacturing Land Use) Zone for the purpose of building an RV & Boat stroage. The applicant is Jerry Newsome and the property is 7 acres. The situs address si 4400 block of US Hwy 191, Safford.

Mr. Jerry Newsome told the commission that part of this parcel is already Commercial but, he wants to be able to build RV & Boat Storage. There was no opposition to the rezoning.

Commissioner Bryce moved to send a *favorable recommendation* to the Board of Supervisors. Commissioner Claridge seconded the motion and the vote was unanimous in favor of the motion.

#### ***MOTION ADOPTED***

#### **ITEMS TO BE SETUP FOR PUBLIC HEARING:**

**AGENDA ITEM #6:** Set up item for a Zone Map Change Request REZ #774-14 (APN 104-29-073B, C, & 074). The request is made to change the present "M-X" (Unlimited Manufacturing Land Use) Zone to "R-R/20M" (Residential-Rural Land Use/ 20,000 sq. ft. min) Zone for the purpose of bringing the property into compliance with the P&Z Ordinance. The applicant is Graham County P&Z and the property is 4.48 acres. The situs address is 3456 W. 8<sup>th</sup> St., Thatcher.

Commissioner Claridge moved to set up the request for Zone Map Change. Commissioner Bryce seconded the motion and the vote was unanimous in favor of setting up the request for the next meeting.

**PLANNING AND ZONING STAFF COMMENTS:** None

**DISCUSSION FROM PREVIOUS BOARD OF SUPERVISORS ACTIONS:** None

**CALL TO THE PUBLIC:** None

**ADJOURNMENT:** @ 9:14 a.m. by acclamation.

**MINUTES ACCEPTED:**

---

**Gene Robert Larson, Chairman**  
**Planning & Zoning Commission**

**Date**

**Attest:** \_\_\_\_\_

**Joe Goodman, Director**  
**Planning and Zoning Department**

**Date**